096.0	0004	0013.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,300 / 609,300
					USE VALUE:	609,300 / 609,300
					ASSESSED:	609,300 / 609,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROOM JULIA M
Owner 2:	
Owner 3:	
Street 1:	237 HAZELMERE DR
Street 2:	
Twn/City:	RICHMOND
St/Prov:	VA Cntry: Own Occ: N
Postal:	23236 Type:

PREVIOUS OWNER

Owner 1:	GROOM JULIA M/TRUSTEE -
Owner 2:	MONICA J GROOM REV LIV TRUST -
Street 1:	237 HAZELMERE DR
Twn/City:	RICHMOND
St/Prov:	VA Cntry:
Postal:	23236

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6197.000	185,200		424,100	609,300
Total Card	0.142	185,200		424,100	609,300
Total Parcel	0.142	185,200		424,100	609,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.19 | /Parcel: 416.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63022
GIS Ref
GIS Ref
Insp Date 09/21/18

!7877!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0004-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,200	0	6,197.	424,100	609,300		Year end	12/23/2021
2021	101	FV	178,800	0	6,197.	424,100	602,900		Year End Roll	12/10/2020
2020	101	FV	178,800	0	6,197.	424,100	602,900	602,900	Year End Roll	12/18/2019
2019	101	FV	164,400	0	6,197.	424,100	588,500	588,500	Year End Roll	1/3/2019
2018	101	FV	164,400	0	6,197.	363,500	527,900	527,900	Year End Roll	12/20/2017
2017	101	FV	164,400	0	6,197.	339,300	503,700	503,700	Year End Roll	1/3/2017
2016	101	FV	164,400	0	6,197.	290,800	455,200	455,200	Year End	1/4/2016
2015	101	FV	167,800	0	6,197.	260,500	428,300	428,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:20:22

LAST REV

Date	Time
07/26/21	15:56:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7877

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROOM JULIA M/T	78219-418		7/12/2021	Convenience	1	No	No		
GROOM MONICA J,	60771-297		12/19/2012	Convenience	1	No	No		Monica J Groom-DOD: 3/9/2020 (Death Certifica
	10132-440		9/17/1962			No	No		Robert A Groom dod 7/3/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1596	New Wind	4,304	C				
2/18/2015	162	Insulate	974					Air sealing and in
11/6/2014	1496	New Wind	8,348					Replace 1 window.

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2021	OWNR INFO	JO	Jenny O
5/26/2021	Mail Update	JO	Jenny O
9/21/2018	Meas/Inspect	BS	Barbara S
2/24/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	256	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6197		Sq. Ft.	Site		0	70.	0.98	4									424,138						424,100	

Total AC/HA:	0.14226	Total SF/SM:	6197	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,138	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	135.000
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268380
Depreciation:	83198
Depreciated Total:	185182

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

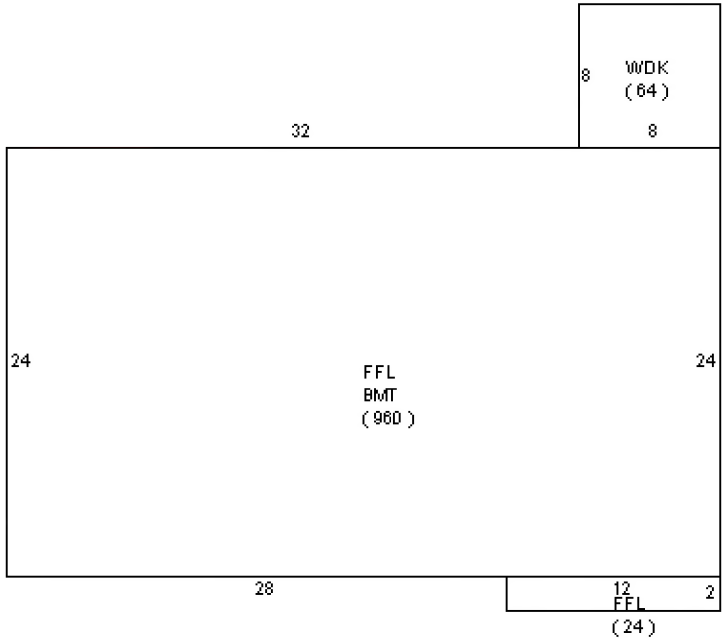
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.00
Special Features:	0	Val/Su Net:	92.23
Final Total:	185200	Val/Su SzAd	188.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	135.000	132,840
BMT	Basement	960	53.660	51,516
WDK	Deck	64	16.000	1,024

Net Sketched Area:	2,008			Total:	185,380
Size Ad	984	Gross Area	2008	FinArea	1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	